

042.0

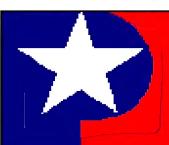
0003

0009.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
762,900 / 762,900
762,900 / 762,900
762,900 / 762,900
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
83		PALMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: GHOFRANI MATTHEW & DEBORAH A	
Owner 2:	
Owner 3:	
Street 1: 83 PALMER ST	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION
This parcel contains .126 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1955, having primarily Vinyl Exterior and 1406 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R2 TWO FAMIL 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5504		Sq. Ft.	Site		0	80.	1.06	1									468,095						468,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5504.000	294,800		468,100	762,900		29025
							GIS Ref
							GIS Ref
							Insp Date
							04/30/14

PREVIOUS ASSESSMENT								Parcel ID	042.0-0003-0009.A	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	294,800	0	5,504.	468,100	762,900		Year end	12/23/2021
2021	101	FV	287,000	0	5,504.	468,100	755,100		Year End Roll	12/10/2020
2020	101	FV	287,000	0	5,504.	468,100	755,100	755,100	Year End Roll	12/18/2019
2019	101	FV	224,300	0	5,504.	497,400	721,700	721,700	Year End Roll	1/3/2019
2018	101	FV	224,300	0	5,504.	362,800	587,100	587,100	Year End Roll	12/20/2017
2017	101	FV	224,300	0	5,504.	316,000	540,300	540,300	Year End Roll	1/3/2017
2016	101	FV	224,300	0	5,504.	269,200	493,500	493,500	Year End	1/4/2016
2015	101	FV	215,800	0	5,504.	263,300	479,100	479,100	Year End Roll	12/11/2014

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
MARSHALL JEFFRE	24538-152		5/16/1994		190,000 No No See name change for Masoud Ghofrani--> Matthe

BUILDING PERMITS												ACTIVITY INFORMATION												
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name												
6/14/2013	860	Manual	350						4/30/2014	Measured	PC	PHIL C												
5/29/2013	763	Add Bath	22,195						7/11/2013	Info Fm Prmt	EMK	Ellen K												
11/13/2012	1478	Re-Roof	6,500 C						5/1/2013	Info Fm Prmt	EMK	Ellen K												
3/9/1999	112	Manual	9,300					V/SIDING	1/20/2009	Meas/Inspect	189	PATRIOT												
									3/15/2000	Inspected	264	PATRIOT												
									2/11/2000	Mailer Sent														
									2/11/2000	Measured	197	PATRIOT												
									8/13/1993		KT													

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 05 - Garrison	1	Rating: Good																
Sty Ht: 2 - 2 Story				A Bath: 1	Rating: Good													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 1 - Concrete				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 4 - Vinyl				A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 1 - Gable																		
Roof Cover: 1 - Asphalt Shgl																		
Color: GREY																		
View / Desir:																		
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SKETCH						
Grade: C - Average				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units 1								
Year Blt: 1955	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O									
Alt LUC:		Alt %:		Fpl: 1	Rating: Average			Other										
Jurisdct: G14		Fact: .		WSFlue:	Rating:			Upper										
Const Mod:								Lvl 2										
Lump Sum Adj:								Lvl 1										
								Lower										
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Location:				Exterior:	No Unit	RMS	BRS	FL						
Prim Int Wal 1 - Drywall				Total Units:				Interior:	1	7	3	M						
Sec Int Wall:		%		Floor:				Additions:										
Partition: T - Typical				% Own:				Kitchen:										
Prim Floors: 3 - Hardwood				Name:				Baths:										
Sec Floors: 4 - Carpet		30 %						Plumbing:										
Bsmnt Flr: 12 - Concrete								Electric:										
Subfloor:								Heating:										
Bsmnt Gar:								General:										
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 1 - Oil																		
Heat Type: 3 - Forced H/W																		
# Heat Sys: 1																		
% Heated: 100		% AC:																
Solar HW: NO	Central Vac: NO																	
% Com Wal	% Sprinkled																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 042.0-0003-0009.A										IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc
2	Frame Shed	D	Y	18X7		A	AV	2008		0.00	T	8.8	101					
More: N	Total Yard Items:	Total Special Features:								Total:								